## CEPTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

NO.2507979

Order nisi on sales NO. 25,079 EQUITY In the Circuit Court for Frederick County sitting in Equity.

September Term, 1974 Benjamin B. Rosenstock, Assignce of the Farmers and Mechanics National Bank, Mortgagee of Howard Eugene Rorabaugh and Nancy J. Rorabaugh, his wife.

ORDERED. That on the 28th day of October 1974, the Court will proceed to act upon the Report of Sales of Real Estate, reported to said Court by Benjamin B. Rosenstock, Assignee. In the above cause, and filed therein as aforesaid to finally ratify and confirm the same, unless cause to the contrary thereof be shown before said day; provided a copy of this order be inserted in some newspaper published in Frederick County for three successive weeks prior to said day.

The report states the amount of sales to be 529,000.00

Dated this 3rd day of October 1974 Ellis C. Wachter Clerk of the Circuit Court for Frederick County Rosenstock, Burgee, Bower and Phillips By-Peyton Paul Phillips Solicitor

100 W. Church Street, Frederick, Md. 21701 Ture Copy - Test: Elis c. Wachter, Clerk Oct. 5, 12, 19, 26 Post

Frederick, Md. October 26 1974.

This is to certify, That the annexed Order Nisi on Sales was published in The Frederick Post

a newspaper published in Frederick County, once a week for three (3) successive weeks prior to the twenty eighth day of October 19 74.

Actober 28, 1974

THE NEWS-POST

Per Les B Délaphaires Geo. B. DélAplaine

of valuable fee simple improved real property located on the east side of Bowers Road, Zigler Estates, in the Lewistown Election District, Frederick County, Maryland, containing 0.59 acres, more or less.

Under and by virtue of a power of sale contained in a mortgage from Howard Eugene Rorabaugh and Nancy J. Rorabaugh, his wife, to the Farmers & Mechanics National Bank, dated October 28, 1969 and recorded among the Land Records of Frederick County in Liber 814, folio 598 and also under a power of sale contained in a second mortgage from the said Howard Eugene Rorabaugh and Nancy J. Rorabaugh, his wife, to the Farmers & Mechanics National Bank, dated October 27, 1972, recorded among the Land Records of Frederick County, Maryland, in Liber 894, follo 81, the said mortgages being in default and having been assigned the undersigned Assignee for the purpose of foreclosure, the said Assignee will offer for sale at public auction at the Court House Door in the City of Frederick on:

## TUESDAY, OCTOBER 1, 1974

高级 AMT ISSOCIATION AT 11:30 A.M.

all of the hereinafter described real estate and improvements described in the mortgages, to wit: "

FAll that lot or percel of land situate, lying and being in the Lewistown Election District of Frederick County, Maryland, containing 0.59 acres of land, more or less, and described as Lot No. 1, Block A in Section I of the Plat of H. C.: Zigler Estates, recorded in Plat Book No. 5, folio 137, dated May 21, 1968, one of the Plat Records of Frederick County, Maryland, said real property being improved by a modern one-story frame residence with aluminum siding and brick front; with three bedrooms, a two-car garage, one and onehalf bathrooms, electric heat, concrete besement and two fire-

places. And being all and the same real estate described in a deed dated October 28, 1969, from Alton N. Bare and F. Louise Bare, his wife, unto the said Herman E. Rorabaugh and Nancy J Rorabaugh, his wife, recorded in Liber 915, folio 149, one of the Land Records of Frederick County, Maryland.

Terms of sale: A deposit of \$5,000.00 in cash or certified check will be required of purchaser at the time and place of sale and the balance of said purchase price to be paid upon ratification of sale by the Circuit Court for Frederick County, Maryland. Taxes will be adjusted to the day of sale and all expenses of conveyancing will be paid by purchaser. Assignee reserves the right to withdraw the herein described real property and improvements from sale at any time,

BENJAMIN B. ROSENSTOCK Assignee 100 West Church Street Frederick, Maryland

PEYTON PAUL PHILLIPS Attorney for Assignee 100 West Church Street Frederick, Maryland EMMERT R. BOWLUS, Auctionser 100 West Church Street Frederick, Maryland (301) 562-1881